

PORT ST. JOE, FLORIDA

SEPTEMBER 9, 2008

SPEICAL MEETING

The Gulf County Board of County Commissioners met this date in special session with the following members present: Chairman Billy E. Traylor, Commissioners Nathan Peters, Jr., Jerry W. Barnes, Carmen L. McLemore, and Bill Williams.

Others present were: County Attorney Tim McFarland, Clerk of Circuit Court Rebecca L. Norris, Clerk Finance Officer Carla Hand, Deputy Clerk Kayla Duke, Chief Administrator Don Butler, Deputy Administrator Lynn Lanier, Planner David Richardson, Mosquito Control Director Mark Cothran, Solid Waste Director Joe Danford, Road Department Superintendent Bobby Knee, Emergency Management/911 Coordinator Ben Guthrie, Veteran's Service Officer James Kennedy, Port St. Joe City Mayor Mel Magidson, City of Port St. Joe Commissioner John Reeves, and Sheriff Joe Nugent.

Port Authority Members present were: Chairman Allen Cox, Johanna White, Warren Yeager, Johnny Mize, and Executive Director Tommy Pitts.

Chairman Traylor called the meeting to order at 10:44 a.m., E.T.

PORT AUTHORITY UPDATE

Chairman Traylor stated that the purpose of this meeting is to get an update of the progress of the Port Authority Project. Port Authority member Warren Yeager addressed the Board, stating that the Port Authority's purpose has been to work with The St. Joe Company to bring back the Deep Water Port and new jobs to the community. He stated that they have been working with a customer that has committed 1 million tons of aggregate, and \$1.5 million revenue to the Port Authority if they can use the old Mill site and the old bulkhead for a period of three (3) years. Yeager stated that they presented this to The St. Joe Company and they requested a Due Diligence be done on the potential customer, understanding that this would be a lease to the Port Authority and a sub-lease to the customer. Yeager reported that the customer did as requested with the exception of few items that could not be revealed due to client/customer contracts that could not be released to the public. Another concern of St. Joe, stated Yeager, was that the customer may not be able to vacate the premises expediently should St. Joe want to begin development on the property. Yeager stated that the Port Authority offered St. Joe a 90 day clause in response to this issue. Executive Director Tommy Pitts explained, to accommodate this, the Port would use designated anchorage areas. Pitts stated that this is the means in which they could vacate the property, including the customer, but allow the customer to continue their operations. Yeager stated that another concern the St. Joe Company has is with the customer having the ability to pay the bills, in which the customer offered to put in escrow one years lease to prove their commitment. Again, Yeager stated that the lease would be with the Port Authority, not the customer. Mr. Yeager asked that the City of Port St. Joe and the County Commissioners come together with the Port Authority

and see if they can't change the minds of the St. Joe Company. Executive Director Tommy Pitts explained the short term and long term plan of the Port Authority. Johanna White appeared before the Board and thanked the County Commissioners and asked for their continued support and assistance in meeting the goal of the Port Authority. Port Authority Chairman Allen Cox approached the Board and updated the County on what progress they have made since their inception. Port Chairman Cox stated that they are stewards of a resource that's extraordinarily limited, but unlimited in its potential. Cox further reported that the FDOT has regarded them as a project of regional significance because it will provide transportation, such as, railroad, Inter-coastal, ship, and highway for the whole region. Discussion continued among Boards. Board Chairman Traylor stated that the County, the City, and the Port Authority need to stand firm together.

Mayor Mel Magidson appeared before the Board and stated that he personally is in favor of what the Port Authority is doing. Discussion continued. Commissioner Williams discussed the importance of solidarity and the need for a task force between the Chairs of both Boards, the Mayor and the Executive Director, who could go to Jacksonville and sit down with St. Joe and try to come to some agreement.

Andrew Rowell of the Economic Development Committee appeared before the Board and stated that they have also been tasked with bringing jobs to the community and this will also affect their agency.

Michael Alles appeared before the Board and discussed the possibly of declaring imminent domain on this property. Board Chairman Traylor stated that they would only consider that as a last resort. Discussion followed. Port Authority member Yeager stated that the Port Authority and the customer have met every issue that St. Joe has brought to the table.

There being no further business, and upon motion of Commissioner Peters, second by Commissioner Barnes, and unanimous vote, the meeting did then adjourn at 11:26 am, EDT.

**BILLY E. TRAYLOR
CHAIRMAN**

ATTEST:

**REBECCA L. NORRIS
CLERK**